

# CMA Report

Listings as of 09/18/06 at 4:02am

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**RESIDENTIAL  
ACTIVE Properties**

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM	Orig Price	List Price
4210 Via Arbolada #223	Monterey Hill	595, D4	1	1	775	0.044ac	1984	09/11/06	435.74	6	337,999	337,700
4210 Via Arbolada #207	Los Angeles	595, D4	2	2	1037	2797sf	1984	09/11/06	384.76	7	399,000	399,000
3585 Division St	Los Angeles	594, J3	2	2	800	5750sf	1948	09/11/06	499.94	7	399,950	399,950
4295 Via Arbolada #312	Los Angeles	595, D4	2	2	1044	3071sf	1982	09/15/06	391.57	3	408,800	408,800
6717 Crescent St	Los Angeles	595, E2	3	1	700	6621sf	1923	09/15/06	607.14	3	425,000	425,000
5120 Chester St	Los Angeles	595, F7	3	2	1127	5000sf	1952	09/14/06	399.18	4	449,876	449,876(V)
4913 Buchanan St	Los Angeles	595, A1	2	1	924	5400sf	1922	09/11/06	567.10	6	524,000	524,000
3209 Winchester Ave	Los Angeles	595, G6	3	2	1104	4796sf	1925	09/14/06	475.45	4	524,900	524,900
779 Terrace 49	Mount Washing	595, A2	2	1	888	4300sf	1925	09/11/06	595.72	7	529,000	529,000
454 N Avenue 51	Los Angeles	595, B2	2	1	872	8000sf	1923	09/12/06	621.56	5	542,000	542,000
4937 Lincoln Ave	Los Angeles	595, A1	2	1	894	5200sf	1923	09/12/06	615.10	4	549,900	549,900
1040 Oban Dr	Mount Washing	594, J2	3	2	1300	5053sf	1971	09/16/06	445.77	2	579,500	579,500
5704 Fayette St	Los Angeles	595, C1	4	3	1554	4000sf	1917	09/12/06	373.23	3	580,000	580,000
5529 Raber St	Los Angeles	565, C7	3	2	1300	4792sf	1924	09/11/06	453.08	7	589,000	589,000
5228 Vincent Ave	Los Angeles	565, B5	3	1	1223	7800sf	1924	09/12/06	489.78	6	599,000	599,000
1450 Oak Grove Dr	Los Angeles	565, C7	2	1	959	8856sf	1955	09/14/06	635.98	4	609,900	609,900
5608 Hub St	Los Angeles	595, C2	4	1	1410	5600sf	1910	09/15/06	439.72	3	620,000	620,000
2537 Hyler Ave	Los Angeles	564, J7	3	2	1308	5130sf	1927	09/14/06	477.83	4	625,000	625,000
928 N Avenue 51	Los Angeles	595, B2	3	2	1128	11920sf	1923	09/15/06	557.62	3	629,000	629,000
1037 N Avenue 63	Los Angeles	595, B2	2	2	0	8890sf	1906	09/13/06	0.00	5	629,000	629,000
3916 Scandia Way	Los Angeles	594, H2	2	1	1176	6142sf	1936	09/13/06	573.98	3	675,000	675,000
4430 Griffin Ave	Los Angeles	595, B5	4	2	2393	6229sf	1910	09/11/06	300.46	5	719,000	719,000
459 Dustin Dr	Los Angeles	595, B4	3	2	1500	5270sf	1951	09/15/06	499.33	3	749,000	749,000
489 Clifton St E	Montecito Hei	595, B7	4	4	0	5926sf	2006	09/14/06	0.00	4	777,000	777,000
1012 Rockdale Ave	Eagle Rock	565, D6	3	3	2052	5940sf	1991	09/11/06	380.12	7	780,000	780,000
4531 El Reposo Dr	Los Angeles	564, H6	4	3	2344	6300sf	1963	09/13/06	412.97	5	968,000	968,000
4828 Nob Hill Dr	Mount Washing	594, B3	3	3	2448	5052sf	New	09/14/06	407.68	4	998,000	998,000
<b>Listing Count</b> 27		<b>Averages</b>			1290				481.63	5	600,623	600,612
		<b>High</b>			998,000	<b>Low</b>			337,700	<b>Median</b>		589,000

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**RESIDENTIAL INCOME**

**ACTIVE Properties**

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM	Orig Price	List Price
5504 York Blvd	Los Angeles	595, C1	0	0	0	6011sf	1926	09/12/06	0.00	6	500,000	500,000
5529 Raber St	Los Angeles	565, C7	3	2	1300	4792sf	1924	09/11/06	453.08	7	589,000	589,000
<b>Listing Count</b>	2	<b>Averages</b>			1300				453.08	7	544,500	544,500
			<b>High</b>	589,000	<b>Low</b>	500,000	<b>Median</b>	544,500				
<b>Report Count</b>	29	<b>Report Averages</b>			1291				481	5	596,753	596,742

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